

Canton Corridor Streetscape and Architectural Guidelines

Canton Corridor Guideline Committee Members May 2008

Canton Road Business Association

Northeast Cobb Homeowners Group

Canton Road Neighbors

Northeast Cobb Coalition

PURPOSE AND INTENT: The Canton Corridor Guidelines are intended to:

- Enhance the viability of the commercial area and the livability of the residential areas surrounding the activity centers on the Canton Corridor.
- To achieve and maintain a unified and pleasing aesthetic/visual quality in landscaping, architecture and signage;
- To encourage environmentally friendly standards where possible,
- To encourage preservation of specimen hardwood trees
- To encourage cooperation in development between builders, developers, the business community and homeowners.
- To promote alternative modes of transportation within the district through the provision of pedestrian friendly shopping, sidewalks, trails, bike lanes and local public transit.
- To encourage preservation of green space and open public spaces

APPLICABILITY:

The requirements of the Corridor Guidelines shall apply to non-residential properties directly abutting Canton Road from the Cherokee County Line southward to the intersection of Canton Road and Boyd Road. Whenever the requirements of the Guidelines impose a more restrictive standard than the provisions of any other design guidelines, the requirements of the Canton Road Design Guidelines shall take precedence. Within the Corridor, these standards shall apply to all new construction and shall apply to any redevelopment that loses its “grandfathered” status as determined by Cobb County Zoning Administrator.

DESIGN REQUIREMENTS:

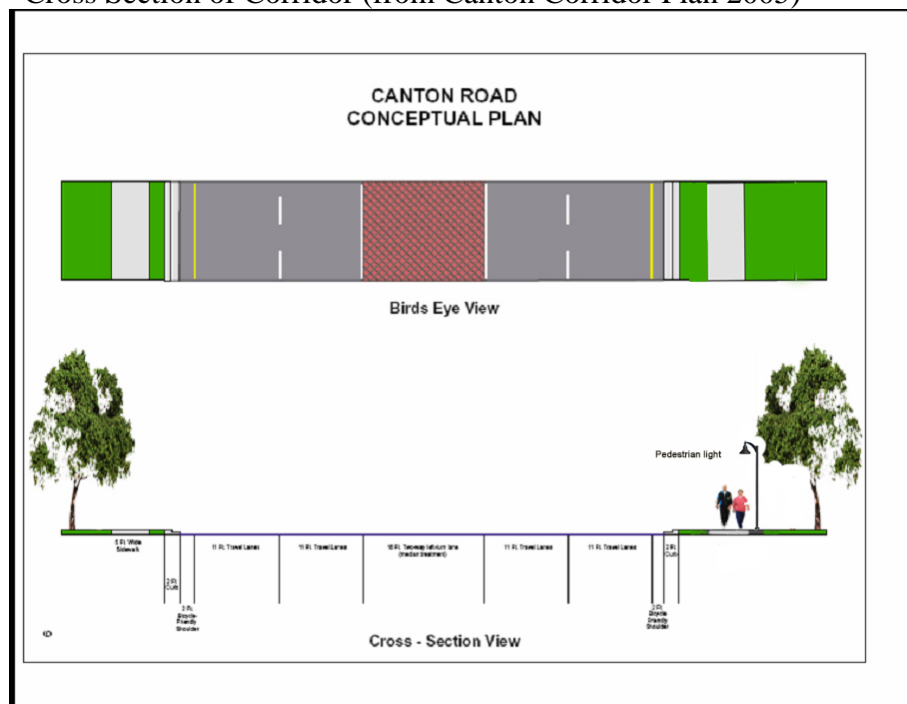
A. Transportation/Infrastructure:

1. Provide inter-parcel access between all contiguous non-residential properties and pedestrian access to adjacent residential developments. This requirement may be waived by the Community Development Director or his/her designee, based upon site specific conditions;
2. A minimum five-foot (5') wide sidewalk be provided along all road frontages with corresponding pedestrian facilities to connect the exterior sidewalks with the entrance(s) to buildings;
3. Median Treatments: The median streetscape treatment should be a flush-mounted, stamped asphalt-type material that contains a red brick border with grey interior, as shown in Figure 1, located within the existing 16' wide center turn-lane cross-section;
4. Pedestrian Intersection Improvements: Pedestrian crossings should be improved with raised pedestrian islands at signalized intersections, ADA ramps, striped crosswalks on all approaches, etc., where appropriate per MUTCD.

Figure 1 - Proposed median; flat stamped asphalt pavers in center turn lane; rendering of median and sidewalks (Cobb DOT)



Figure 2 - Cross Section of Corridor (from Canton Corridor Plan 2005)



B. Streetscape Elements

1. Provide environmentally sensitive shoebox style lighting throughout all parking areas. The lighting specifications should meet standards as established elsewhere in the Cobb County Development Standards, where applicable;
2. Pedestrian Lights: Decorative pedestrian and building light fixtures should be provided utilizing light poles/fixtures shown below in Figures 3 & 4 or a similar styled fixture from another manufacturer. These lights shall be staggered, seventy-five feet (75') on-center, and located on private property behind the sidewalk;
 - a. If property contains less than 150' of frontage, a minimum of two lights is required;
 - b. Pedestrian lights shall be designed so that light does not shine onto adjacent properties and no light shall be reflected skyward.

Figure 3.1

Fixture Head Pole Type: Eurotique Munich Series Small – Black

Fixture height: 17 x 17

With a full cutoff pendant (Street light) flat lens, white light

EAL Series 4" Diameter arms and wall bracket – Black

Pole Height 12' EPAX 12 - Black

Similar pole/lantern/light style may be used from by another manufacturer



Figure 3.2



3. Street lights to be designed to hold decorative banners, which may only be used for non-commercial special events and holidays;
4. Street Furniture: Street benches & garbage receptacles no more than 100' apart on both sides of the roadway and bicycle racks should be provided with at least one per land parcel.

Figure 4 – Street furniture



1. Trash Receptacle

The street trash receptacles will be a vertical slatted metal.

T Series Model T-32

Color: VS Black

Mfr: Victor Stanley



2. Bench

The street bench will be a vertical slatted metal.

Classic Series Model CR-138

Length: 6'

Color: VS Black

Mfr: Victor Stanley



The bike rack will be a tubular steel, ribbon rack.

Prairie Sites Series BK-3

Length: varies

Color: VS Black

Mfr: Victor Stanley

C. Landscaping Requirements:

1. Decorative street trees are to be planted with 50' separation on both sides of the roadway outside the right-of-way. Allowable tree species are listed in Figure 5;

Figure 5 - Preferred Tree List

Large Trees: Willow Oak, Nuttail Oak, Overcup Oak, Shumard Oak, Bald Cypress, Red Maple, Japanese Zelkova, Princeton Elm, Ginkgo



Small Trees: Trident Maple, Japanese Maple, Athena Elm, Crape Myrtle (single trunk), Chinese Pistache



2. Preservation of specimen hardwoods, particularly large “hundred year” oaks is strongly encouraged;
3. Plantings of drought tolerant specimens and perennials are encouraged;
4. Parking lots adjacent to residential properties and public right-of-ways should be landscaped and screened from view using shrubs and smaller trees;

Figure 6 – Example of landscaped planting strip between roadway and parking areas.



Figure 7 - Suggested planting: Hemerocallis (Daylily) and Liriope Spicata (Monkey Grass), Trachelospermum jasminoides (Confederate Star Jasmine), Lantana (perennial)



5. Walls shall either be constructed with or have a decorative façade of granite block, stone, or brick. Wall made of timbers, railroad ties, interlocking concrete block (not faced), concrete block (not faced), poured concrete (not faced) are not allowed;

Figure 8 – Example of stone wall



6. Detention walls facing public right-of-way or in view of residential properties shall have a decorative façade of granite block, stone, or brick.

D. Parking/Yard

1. For developments abutting the floodplain of Noonday and Little Noonday Creeks at least 50-percent (50%) of all required parking spaces shall be provided in parking areas of porous paving or grass paving systems, such as "Grasscrete" or "Grasspave." The Fire Marshall or his/her designee shall review and grant waivers to this standard based upon vehicle load standards or other similar weight standards;
2. Parking adjacent to specimen hardwoods shall utilize porous paving or grass paving systems, such as "Grasscrete" or "Grasspave." The Fire Marshall or his/her designee shall review and grant waivers to this standard based upon vehicle load standards or other similar weight standards;

Figure 9 – Alternative pavement surface



3. Decorative, commercial-quality, bicycle racks, benches and trash receptacles shall be required for all non-residential properties as listed in BN.4 of these Guidelines.

E Architecture

1. Architectural design of all non-residential buildings shall comply with the following performance guidelines
 - a. New retail and office uses to have complimentary building facades designed with stone and/or brick material. No metal, stucco, or split block material allowed on exterior surfaces unless approved by the Cobb County Board of Commissioners;



- b. Building mass shall be broken up to give the appearance of individual buildings or places of business, presenting a village appearance;
 - c. Large areas of uninterrupted brickwork shall be broken up through the use of trellises, arcades, blind windows, archways, or other patterns;
 - d. Window areas shall not extend down to the floor line. A wall of not less than 2' in height shall separate the floor from the bottom of the window frame;
 - e. Outdoor dining is encouraged.
 2. Building Materials
 - a. Buildings shall have no less than 80% of the non-glass area of three exterior sides faced with brick of a natural color and texture that simulates historic types of brickwork. If a building has more than four planar areas, 75% of these areas shall be faced in brick;
 - b. Multi-pane windows shall be used in individual window openings, rather than large glass sheets;
 - c. Mirrored glass with a reflection greater than twenty (20) percent and glass curtain walls are prohibited;



- d. Use of canopies and awnings on storefront and office windows is permitted and encouraged;
 - e. Paint colors shall be of traditional, historic types which are generally muted tones such as ivory, cream, beige, white, and pastel colors. Colors which are not permitted are bright or vibrant colors of orange, pink, purple, bright green or violet, which are considered inconsistent with the district;
 - f. Contrasting accent colors of any wall, awning or other feature (other than dark green or brick red) shall be limited to no more than fifteen-percent (15%) of the total area for any single façade;
 - g. All mechanical, HVAC and like systems shall be screened from street level view (within three-hundred-feet (300') on all sides by an opaque wall or fence of brick, stucco, split-faced block or wood; and
 - h. Any accessories provided, such as railings, benches, trash receptacles and/or bicycle racks, shall conform to B. Streetscape Elements herein described.
3. Roof Lines
- a. All buildings shall have a pitched roof with a minimum pitch of four and half (4.5) inches vertical elevation per one (1) foot of horizontal distance, except as otherwise provided herein. Building roofs shall be pitched with gables, dormers and aesthetic treatments;
 - b. Commercial building styles without a pitched roof shall have a detailed parapet and cornice;
 - c. All roofing materials shall be of a consistent style and pattern. Pitched roofs shall be finished in either architectural or dimensional shingles, or standing seam metal roofs;
 - d. Roofing materials for pitched or mansard roofs shall be limited to the following:
 - 1. Metal standing seam of red, green or silver in color;
 - 2. Tile, slate or stone;
 - 3. Wood shake; or
 - 4. Shingles with a slate, tile or metal appearance.
- 4 Additional Design Principles
- a. Within planned shopping centers, distinct architectural entry identity for individual tenants' entrances shall be provided for suites exceeding ten thousand (10,000) square feet of leasable area;
 - b. Walls visible from roadways or parking areas shall incorporate changes in building material/color or varying edifice detail such as trellises, false windows or recessed panels reminiscent of window, door or colonnade openings, landscaping or storefront every one-hundred-fifty-linear-feet (150');
 - c. Roof parapets shall be articulated to provide visual diversity. Parapets shall include articulations or architectural features at least every one-hundred linear-



- feet (100'). The minimum height of articulations or features shall be one-foot (1'), and may be provided in height offset or facade projections such as porticoes or towers;
- d. Building design shall include minimum one-foot (1') deep cornices, extending along the entire front of buildings and the sides of buildings at least ten-feet (10');
 - e. Building design shall include a minimum one-foot (1') high contrasting base, extending along the entire front of buildings and the sides of buildings at least ten-feet (10');
 - f. Public open space and plazas shall be designed as an integral part of new development and redevelopment;
 - g. Use of solar panels and water recycling systems is strongly encouraged;
 - h. LEED Building Standards in construction and demolition are strongly encouraged.
 - Recycling of building materials in demolition